

CITY COUNCIL  
WORKSHOP

MAY 24, 2011

# NORTH INDUSTRIAL CORRIDOR

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JOE PAJOR

Public Works &  
Utilities



# BACKGROUND

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- ⦿ Groundwater pollution identified in 1984 on a 4,000 acre site
- ⦿ Listed as EPA Superfund site in 1990
- ⦿ 19-year TIF District formed by the City in 1996 to address the groundwater pollution
- ⦿ Delisted from Superfund status in 1996 due to the formation of the City/KDHE Settlement Agreement and the TIF District

# TIF DISTRICT

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- ◎ Two types of TIF districts
- ◎ NIC is the same model used to successfully remediate the Gilbert & Mosley site

## Econ. Development TIF

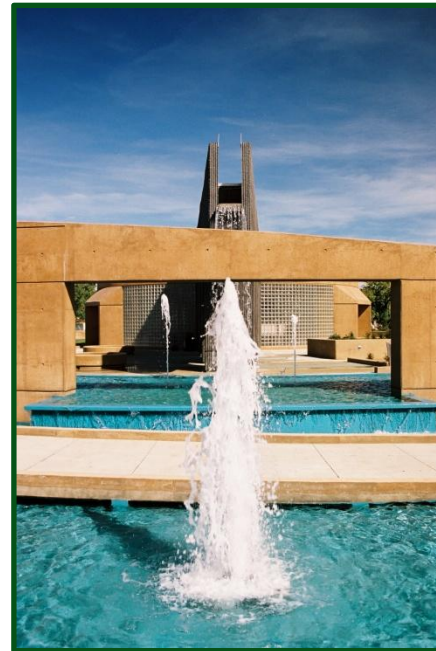
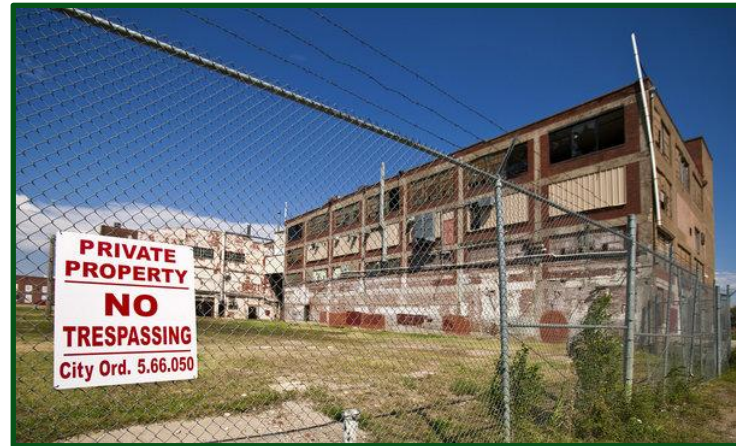
- Based on incremental growth in property values

## Environmental TIF

- Based on decremental change in property values due to pollution exposure

# GOALS OF THE PROJECT

- Clean up the groundwater pollution to protect public health
- Continue financial lending in the area
- Protect the rest of the tax base of the City, County, and School District from paying the remediation costs



# PROGRESS

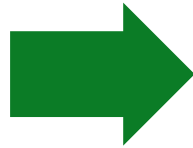
Step	Phase	Timeframe
1	Investigate Remediation Options	1997 - 2007
2	Study Feasibility of Remediation Options	2007 - 2011
3	Design Improvements	2012 - 2013
4	Construct Improvements	2014 - 2015
5	Remediation Operations	2015 - 2085

# COSTS

## ◎ Potential Cleanup Actions

**\$22 million**

- Pollution Monitoring
- 3 Pumping Wells

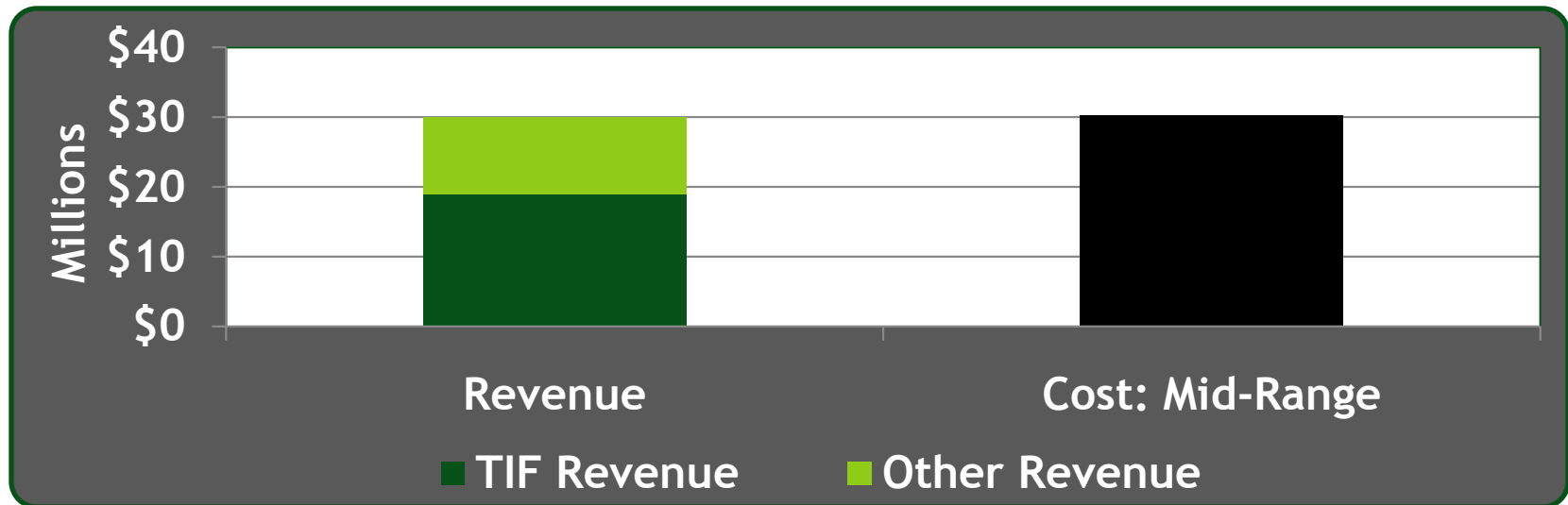


**\$30.3 million**

- Pollution Monitoring
- 6 Pumping Wells

# PROJECT FUNDING

- Provide revenue that will fund the projects
- Responsible parties will also pay
- Similar to the financing used for the Gilbert & Mosley area



# NEXT STEPS

- 1) Finalize Feasibility Study
- 2) Pursue funding from responsible parties
- 3) Design and construct remediation improvements
- 4) Consider extension of the TIF District

